



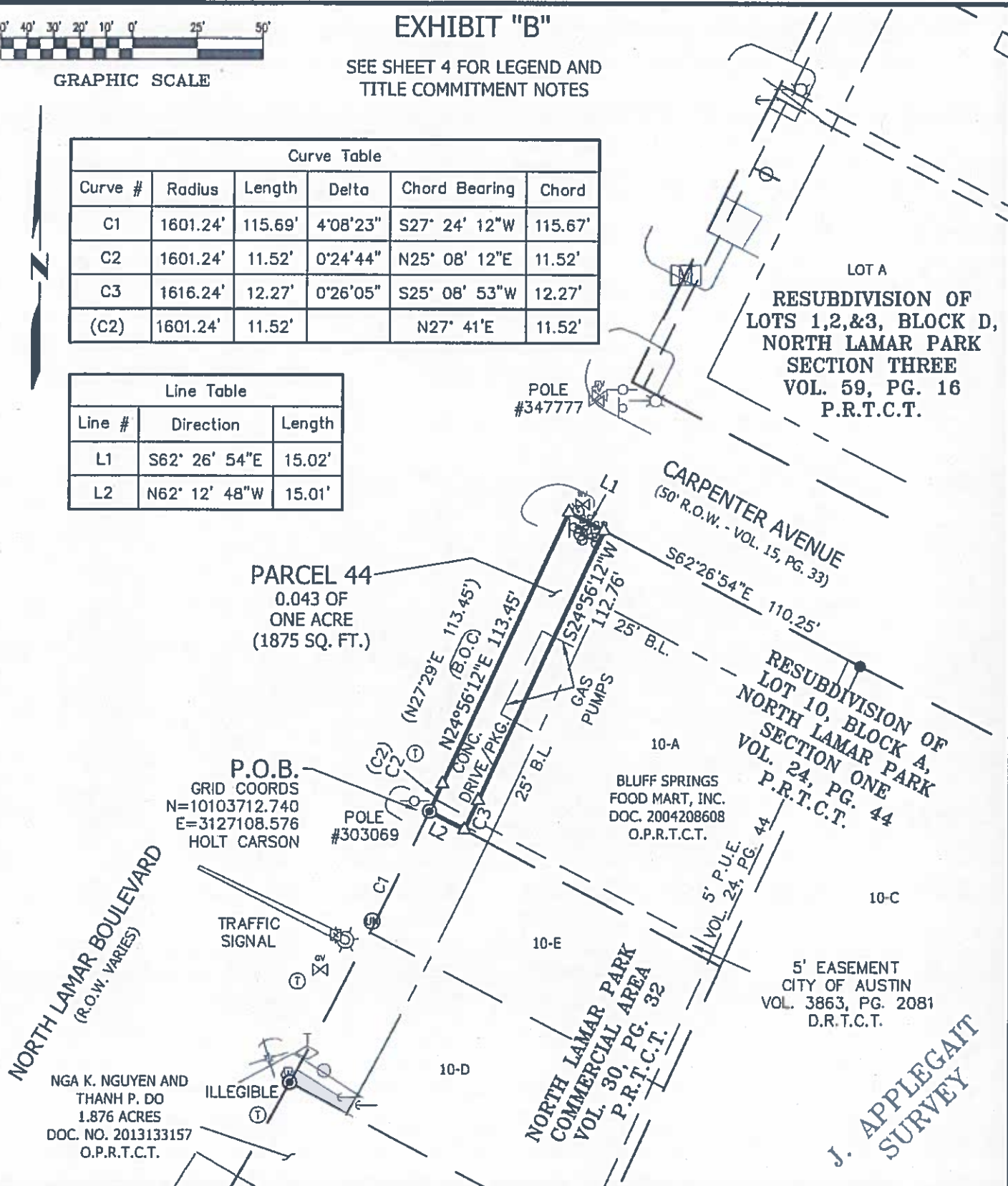
GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND
TITLE COMMITMENT NOTES

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	1601.24'	115.69'	4°08'23"	S27° 24' 12"W	115.67'
C2	1601.24'	11.52'	0°24'44"	N25° 08' 12"E	11.52'
C3	1616.24'	12.27'	0°26'05"	S25° 08' 53"W	12.27'
(C2)	1601.24'	11.52'		N27° 41'E	11.52'

Line Table		
Line #	Direction	Length
L1	S62° 26' 54"E	15.02'
L2	N62° 12' 48"W	15.01'



JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006_PARCEL 44

DRAWING FILE PATH:

L:\City of Austin\811 Upgrade\DWGS\Parcels

FIELDNOTE FILE PATH:

L:\City of Austin\811 Upgrade\Metes and Bounds

RPLS: TST TECH: DH PARTYCHIEF: JA

CHK BY: JB

SHEET 03 of 04 FIELDBOOKS: 265/267

SCALE: 1" = 50'



LANDESIGN SERVICES, INC.

512-238-7901

1220 MCNEIL ROAD

SUITE 200

ROUND ROCK, TEXAS 78081

FIRM REGISTRATION NO. 10001800

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY

GF NO.: 1619581-KFO

ISSUE DATE: JUNE 16, 2016 - EFFECTIVE DATE: JUNE 8, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 15, PG. 33 AND VOL. 24, PG. 44, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS DOES COUNTY, TEXAS DOES NOT APPLY TO LOT 10.

SCHEDULE B EXCEPTIONS:


- 10a. EASEMENT RECORDED IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOT 10 EXCLUDED IN DOCUMENT - DOES NOT AFFECT.
- 10b. BUILDING SETBACK LINES AS SET FORTH IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOT 10 EXCLUDED IN DOCUMENT - DOES NOT AFFECT.
- 10c. 5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS SHOWN ON RECORDED PLAT AND DEDICATION. SHOWN HEREON - DOES NOT AFFECT.
- 10d. BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT AND DEDICATION. NOTED AND SHOWN HEREON.
- 10e. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOL. 15, PG. 33, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED AND SHOWN HEREON.
- 10f. EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 3863, PG. 2081, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 10g. NOT A SURVEY MATTER.
- 10h. NOT A SURVEY MATTER.
- 10i. NOT A SURVEY MATTER.
- 10j. NOT A SURVEY MATTER.
- 10k. NOT A SURVEY MATTER.
- 10l. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. NOTED HEREON.
- 10i. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. NOTED HEREON.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2016.


 TRAVIS S. TABOR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS - NO. 6428

01/27/2017
 DATE



LEGEND

- ★ COTTON SPINDLE FOUND (OR AS NOTED)
- TX.D.O.T. TYPE I MONUMENT FOUND
- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2" OR AS NOTED)
- IRON PIPE FOUND (1/2" OR AS NOTED)
- ⊙ IRON REBAR FOUND WITH CAP (STAMPED AS NOTED)
- ▲ NAIL FOUND (PK OR AS NOTED)
- △ CALCULATED POINT NOT SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- C.R.T.C.T. CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- (S45°E 45') RECORD INFO. PER TRAVIS COUNTY

LEGEND

- CO WASTEWATER CLEANOUT
- W WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- UN UNKNOWN MANHOLE
- PB ELECTRIC PULLBOX
- M MAILBOX
- GU GUARDRAIL
- IF IRON FENCE
- OHE OVERHEAD ELECTRIC
- EM ELECTRIC MISC.
- E ELECTRIC MANHOLE
- P POLE
- PP POWER POLE
- SP SIGN POST
- W WATER METER
- FH FIRE HYDRANT
- BP BOLLARD
- T TELEPHONE MANHOLE
- TEL TELEPHONE PEDESTAL
- CM CABLE MARKER
- CONC. CONCRETE
- ASPH. ASPHALT
- PKG. PARKING AREA
- E.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB

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FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\FIELD\Field to Office\FNs			
RPLS: TST	TECH: DH	PARTYCHIEF: JA	CHK BY: JB
SHEET 04 of 04		FIELD BOOKS: 265/267	
		SCALE: 1" = 50'	



LANDESIGN
 SERVICES, INC.

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 FIRM REGISTRATION NO. 10001800